072.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,300 / 699,300
					USE VALUE:	699,300 / 699,300
					ASSESSED:	699,300 / 699,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESTBERG MARY B
Owner 2:	
Owner 3:	
Street 1:	11 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9260.000	210,800		488,500	699,300
Total Card	0.213	210,800		488,500	699,300
Total Parcel	0.213	210,800		488,500	699,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 672.40 | /Parcel: 672.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 45613

GIS Ref:

GIS Ref:

Insp Date: 12/11/08

!6079!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	210,800	0	9,260.	488,500	699,300		Year end	12/23/2021
2021	101	FV	203,600	0	9,260.	488,500	692,100		Year End Roll	12/10/2020
2020	101	FV	203,700	0	9,260.	488,500	692,200	692,200	Year End Roll	12/18/2019
2019	101	FV	176,200	0	9,260.	453,600	629,800	629,800	Year End Roll	1/3/2019
2018	101	FV	176,200	0	9,260.	453,600	629,800	629,800	Year End Roll	12/20/2017
2017	101	FV	176,200	0	9,260.	397,700	573,900	573,900	Year End Roll	1/3/2017
2016	101	FV	176,200	0	9,260.	362,900	539,100	539,100	Year End	1/4/2016
2015	101	FV	165,400	0	9,260.	321,000	486,400	486,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:16:51

LAST REV

Date	Time
06/03/15	14:04:57
philc	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6079

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREEN FLORENCE	25599-173		8/25/1995		193,500	No	No	Y	

USER DEFINED

Prior Id # 1:	45613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	518	Re-Roof	6,500					
10/2/2003	847	Wood Dec	2,800					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
12/11/2008	Meas/Inspect	345	PATRIOT
3/17/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9260		Sq. Ft.	Site		0	70.	0.75	12									488,458						488,500	

Total AC/HA: 0.21258 | Total SF/SM: 9260 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 488,458 | Spl Credit: | Total: 488,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	146.127
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305451
Depreciation:	94690
Depreciated Total:	210761

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

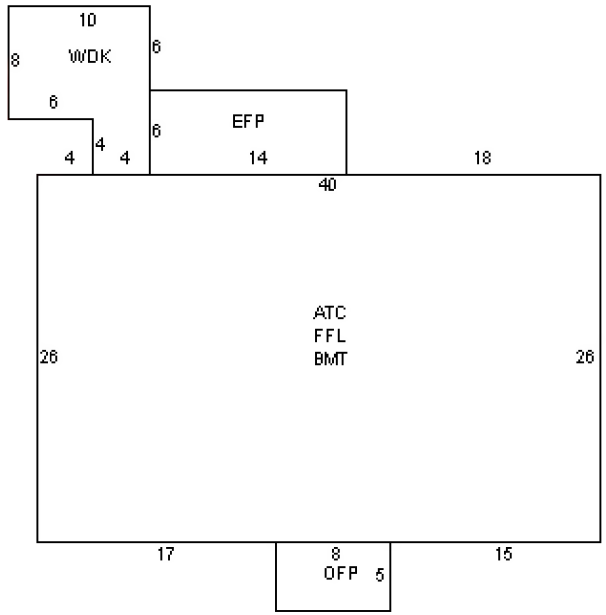
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.13
Special Features:	0	Val/Su Net:	79.13
Final Total:	210800	Val/Su SzAd	150.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	43.840	45,592
FFL	First Floor	1,040	146.130	151,972
ATC	Attic	364	87.680	31,914
WDK	Deck	96	15.740	1,511
EFP	Enclos Porch	84	58.680	4,929
OFP	Open Porch	40	43.300	1,732

Net Sketched Area:	2,664			Total:	237,650
Size Ad	1404	Gross Area	3340	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

072.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc